



Kensington, 17 Phillips Street

Modern Office Space with Fitout & Parking in Prime Kensington Location

LJ Hooker Commercial Adelaide are proud to present to the market, 17 Phillips Street, Kensington for lease.

Presenting a rare leasing opportunity to secure a fully fitted, light-filled office in one of Adelaide's most desirable city-fringe locations. This contemporary workspace is perfectly suited to a range of uses including professional offices, medical, retail, or service-based businesses.

The premises offer an impressive street presence with excellent signage potential, combined with high-quality internal amenities designed to support productivity and comfort.

Key Features:

*Adaptable floor plan with ability to suit individual needs - with ability to create smaller

For Lease
Contact Agent

Building Area
80-696sqm

Contact
Joanne Chapley
jo.chapley@ljhcommercialadelaide.com.au

Mark Tettis
0433 139 892
mark.tettis@ljhcommercialadelaide.com.au



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

Adelaide
(08) 8232 8844

spaces.

*Light-filled, fully fitted modern office space

—includes 65 open-plan workstations, private offices, meeting and boardrooms, reception, kitchen/break room, and toilet facilities

*Up to 23 on-site open car parks available as an option

*Prominent wide street frontage offering exceptional branding opportunity

*Prime location just moments from The Parade (Norwood) and within easy reach of the Adelaide CBD

*Secure premises with a comprehensive security system and fob access

*Air-conditioned throughout

*Suitable for a variety of uses including office, medical, retail, and service industries

*Dual access via Phillips Street and High Street

*Disability Accessible Bathroom (DDA)

*Available for immediate occupation

For further information or to arrange an inspection please contact either Jo Chapley 0403 056 889 or Mark Tettis 0433 139 892

RLA 231 015

* approx

** All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.

More About this Property

Property ID	8E4H94
Property Type	Offices
Building Area	80-696 m2

Joanne Chapley

Sales and Leasing â€“ Commercial | jo.chapley@ljhcommercialadelaide.com.au

Mark Tettis 0433 139 892

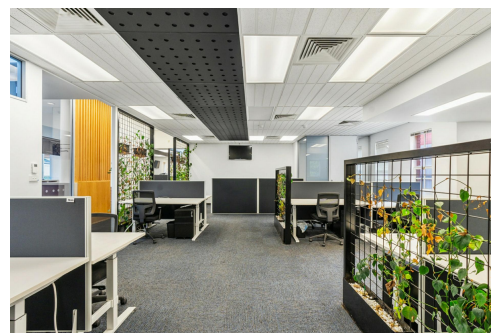
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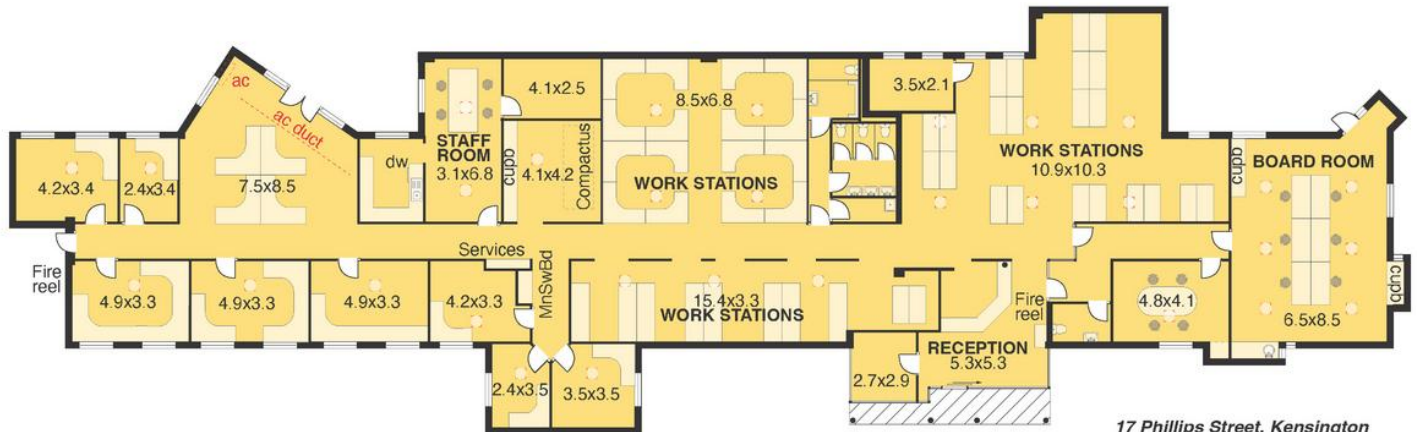
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**17 Phillips Street, Kensington
Floor Plan**

ESTIMATED GROSS LETTABLE AREA

■ Building A	696 sq. metres
Total Gross L.A.	696 sq. metres
Site (approx.)	2,154 sq. metres

Complies with the PCA Method of Measurement

0 5
(Scale in metres)

a/c outlets